

087.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

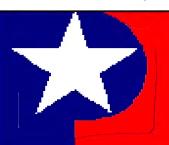
813,200 / 813,200

USE VALUE:

813,200 / 813,200

ASSESSED:

813,200 / 813,200



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
90		CUTTER HILL RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: MEEHAN KAMM G & CATHERIN A	
Owner 2:	
Owner 3:	

Street 1: 90 CUTTER HILL ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 4,526 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 2229 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4526		Sq. Ft.	Site		0	70.	1.23	12									389,045						389,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	4526.000	420,700	3,500	389,000	813,200									55111	
Total Card	0.104	420,700	3,500	389,000	813,200	Entered Lot Size								GIS Ref	
Total Parcel	0.104	420,700	3,500	389,000	813,200	Total Land:								GIS Ref	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	364.83	/Parcel:	364.8			Land Unit Type:				Insp Date	

PREVIOUS ASSESSMENT										Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	101	FV	420,700	3500	4,526.	389,000	813,200	813,200	Year End Roll	12/18/2019			
2019	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	1/3/2019			
2018	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	12/20/2017			
2017	101	FV	314,300	3500	4,526.	316,800	634,600	634,600	Year End Roll	1/3/2017			
2016	101	FV	314,300	3500	4,526.	289,000	606,800	606,800	Year End	1/4/2016			
2015	101	FV	306,800	3500	4,526.	255,700	566,000	566,000	Year End Roll	12/11/2014			
2014	101	FV	306,800	3500	4,526.	241,800	552,100	552,100	Year End Roll	12/16/2013			
2013	101	FV	306,800	3500	4,526.	230,100	540,400	540,400		12/13/2012			

PREVIOUS ASSESSMENT										Parcel ID		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		Date	Time
2020	101	FV	420,700	3500	4,526.	389,000	813,200	813,200	Year End Roll	12/18/2019		12/10/20	21:46:02
2019	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	1/3/2019			
2018	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	12/20/2017			
2017	101	FV	314,300	3500	4,526.	316,800	634,600	634,600	Year End Roll	1/3/2017			
2016	101	FV	314,300	3500	4,526.	289,000	606,800	606,800	Year End	1/4/2016			
2015	101	FV	306,800	3500	4,526.	255,700	566,000	566,000	Year End Roll	12/11/2014			
2014	101	FV	306,800	3500	4,526.	241,800	552,100	552,100	Year End Roll	12/16/2013			
2013	101	FV	306,800	3500	4,526.	230,100	540,400	540,400		12/13/2012			

PREVIOUS ASSESSMENT										Parcel ID		LAST REV	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		Date	Time
2020	101	FV	420,700	3500	4,526.	389,000	813,200	813,200	Year End Roll	12/18/2019		07/17/19	14:26:33
2019	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	1/3/2019			
2018	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	12/20/2017			
2017	101	FV	314,300	3500	4,526.	316,800	634,600	634,600	Year End Roll	1/3/2017			
2016	101	FV	314,300	3500	4,526.	289,000	606,800	606,800	Year End	1/4/2016			
2015	101	FV	306,800	3500	4,526.	255,700	566,000	566,000	Year End Roll	12/11/2014			
2014	101	FV	306,800	3500	4,526.	241,800	552,100	552,100	Year End Roll	12/16/2013			
2013	101	FV	306,800	3500	4,526.	230,100	540,400	540,400		12/13/2012			

PREVIOUS ASSESSMENT										Parcel ID		ASR Map:	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		Date	Time
2020	101	FV	420,700	3500	4,526.	389,000	813,200	813,200	Year End Roll	12/18/2019		07/17/19	14:26:33
2019	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	1/3/2019			
2018	101	FV	314,300	3500	4,526.	361,300	679,100	679,100	Year End Roll	12/20/2017			
2017	101	FV	314,300	3500	4,526.	316,800	634,600	634,600	Year End Roll	1/3/2017			
2016	101	FV	314,300	3500	4,526.	289,000	606,800	606,800	Year End	1/4/2016			
2015	101	FV	306,800	3500	4,526.	255,700	566,000	566,000	Year End Roll	12/11/2014			
2014	101	FV	306,800	3500	4,526.	241,800	552,100	552,100	Year End Roll	12/16/2013			
2013	101	FV	306,800	3500	4,526.	230,100	540,400	540,400		12/13/2012			

PREVIOUS ASSESSMENT										Parcel ID		Fact Dist:	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		Date	Time
2020	101	FV	420,700	3500	4,526.	389,000	813,200	813,200	Year End Roll	12/18/2019			

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																											
Type: 6	- Colonial			Full Bath: 2	Rating: Good																																		
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:																																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																		
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																																		
Frame: 1	- Wood			1/2 Bath: 2	Rating: Average																																		
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																																		
Sec Wall: 8	- Brick Veneer			OthrFix: 1	Rating: Good																																		
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			<table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMS: 8</td> <td>BRs: 3</td> <td>Baths: 2</td> <td>HB: 2</td> </tr> </table>				1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMS: 8	BRs: 3	Baths: 2	HB: 2		
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Level	FY LR DR D K FR RR BR FB HB L O																																						
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Lvl 2																																							
Lvl 1																																							
Lower																																							
Totals	RMS: 8	BRs: 3	Baths: 2	HB: 2																																			
Color: WHITE				A Kits: 1	Rating:																																		
View / Desir:				Fpl: 1	Rating: Average																																		
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																																		
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																																			
Year Blt: 1936	Eff Yr Blt:			Location:																																			
Alt LUC:	Alt %:			Total Units:																																			
Jurisdict:	Fact: .			Floor:																																			
Const Mod:				% Own:																																			
Lump Sum Adj:				Name:																																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:				No Unit	RMS	BRS	FL																								
Prim Int Wall: 2	- Plaster			Functional:				Interior:				1	8	3																									
Sec Int Wall:				Economic:				Additions:																															
Partition: T	- Typical			Special:				Kitchen:																															
Prim Floors: 3	- Hardwood			Override:				Baths:																															
Sec Floors:				Total:	18.6 %			Plumbing:																															
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:																															
Subfloor:				<table border="1"> <tr> <td>Basic \$ / SQ:</td> <td>125.00</td> </tr> <tr> <td>Size Adj.:</td> <td>1.16420174</td> </tr> <tr> <td>Const Adj.:</td> <td>0.98588204</td> </tr> <tr> <td>Adj \$ / SQ:</td> <td>143.471</td> </tr> <tr> <td>Other Features:</td> <td>120700</td> </tr> <tr> <td>Grade Factor:</td> <td>1.10</td> </tr> <tr> <td>NBHD Inf:</td> <td>1.00000000</td> </tr> <tr> <td>NBHD Mod:</td> <td></td> </tr> <tr> <td>LUC Factor:</td> <td>1.00</td> </tr> <tr> <td>Adj Total:</td> <td>516825</td> </tr> <tr> <td>Depreciation:</td> <td>96129</td> </tr> <tr> <td>Depreciated Total:</td> <td>420695</td> </tr> </table>				Basic \$ / SQ:	125.00	Size Adj.:	1.16420174	Const Adj.:	0.98588204	Adj \$ / SQ:	143.471	Other Features:	120700	Grade Factor:	1.10	NBHD Inf:	1.00000000	NBHD Mod:		LUC Factor:	1.00	Adj Total:	516825	Depreciation:	96129	Depreciated Total:	420695	Heating:							
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Depreciation:	96129																																						
Depreciated Total:	420695																																						
Bsmnt Gar:								General:																															
Electric: 3	- Typical							Total:	1	8	3																												
Insulation: 2	- Typical							<b>COMPARABLE SALES</b>																															
Int vs Ext: S								Rate	Parcel ID	Typ	Date	Sale Price																											
Heat Fuel: 1	- Oil																																						
Heat Type: 5	- Steam																																						
# Heat Sys: 1																																							
% Heated: 100																																							
Solar HW: NO																																							
% Com Wall																																							
% Sprinkled:																																							
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:																							
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 087.0-0004-0003.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																						
3	Garage	D	Y	1	11X20	A	AV	1936	26.36	T	40	101			3,500		3,500																						
More: N				Total Yard Items: 3,500				Total Special Features:				Total: 3,500				Image																							
<b>AssessPro Patriot Properties, Inc</b>																																							